

082.A

0002

0098.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

499,200 / 499,200

USE VALUE:

499,200 / 499,200

ASSESSED:

499,200 / 499,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		FOREST ST, ARLINGTON

OWNERSHIP

Unit #: 98

Owner 1: MARTIN MATTHEW W

Owner 2:

Owner 3:

Street 1: 98 FOREST ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FRANKLIN ARLINGTON GROUP -

Owner 2: -

Street 1: 348 PARK ST

Twn/City: NORTH READING

St/Prov: MA Cntry

Postal: 01864

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1953, having primarily Vinyl Exterior and 1335 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good																
Sty Ht: 2H - 2 & 1/2 Sty		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 1 - Concrete		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good																
Color: GRAY		A Kits:	Rating:																
View / Desir:		Frpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDO INFORMATION															
Year Blt: 1953	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct: G7	Fact: .	Floor: M - Multi-Level																	
Const Mod:		% Own: 2.450000048																	
Lump Sum Adj:		Name:																	
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %																
Prim Int Wal: 2 - Plaster		Functional:	%																
Sec Int Wall:	%	Economic:	%																
Partition: T - Typical		Special:	%																
Prim Floors: 3 - Hardwood		Override:	%																
Sec Floors:	%	Total: 4.6 %																	
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES													
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:		Size Adj.: 1.35000002																	
Electric: 3 - Typical		Const Adj.: 0.99989998																	
Insulation: 2 - Typical		Adj \$ / SQ: 411.709																	
Int vs Ext: S		Other Features: 66000																	
Heat Fuel: 2 - Gas		Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air		NBHD Inf: 0.85000002																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC:	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 523287																	
% Com Wal	% Sprinkled	Depreciation: 24071																	
		Depreciated Total: 499215																	
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:													
Make: Model: Serial # Year: Color:																			
SPEC FEATURES/YARD ITEMS																PARCEL ID 082.A-0002-0098.0			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N	Total Yard Items:																		
	Total Special Features:																		
	Total:																		